

Exhibit B

Total SDC \$ 2,367 per PHT

ITE Code	Customer Type	Land Use Description	Peak-Hour Trips	Pass-By Trip Factor	Adjusted P-H Ts	SDC	Units
30	Truck Terminal	Truck terminals are facilities where goods are transferred between trucks, trucks and railroads or trucks and ports.	0.82	1	0.82	\$2,952.82	KSF
110	General Light Industrial	Typically less than 500 employees, free standing and single use. Examples: Printing plants, material testing laboratories, data processing equipment assembly, power stations.	0.98	1	0.98	\$ 2,320	KSF
130	Industrial Park	Industrial Park areas that contain a number of industrial and/or related facilities (mix of manufacturing, service, and warehouse).	0.86	1	0.86	\$ 2,036	KSF
140	Manufacturing	Facilities that convert raw materials into finished products. Typically have related office, warehouse, research, and associated functions.	0.74	1	0.74	\$ 1,752	KSF
151	Mini-Warehouse	Storage Units or Vaults rented for storage of goods. Units are physically separate and access through an overhead door or other common access point. Example: U-Store-It	0.26	1	0.26	\$ 615	KSF
210	SF Detached	Single family detached housing.	1.01	1	1.01	\$ 2,391	DU
220	Apartment	Rental Dwelling Units within the same building. At least 4 units in the same building. Examples: Quadplexes and all types of apartment buildings.	0.62	1	0.62	\$ 1,468	DU
230	Condo/Townhouse	Residential Condominium/Townhouses under single-family ownership. Minimum of two single family units in the same building structure.	0.52	1	0.52	\$ 1,231	DU
240	Mobile Home	Trailers or Manufactured homes that are sited on permanent foundations. Typically the parks have community facilities (laundry, recreation rooms, pools).	0.59	1	0.59	\$ 1,397	Occupied DU
253	Elderly Housing	Restricted to senior citizens. Contains residential units similar to apartments or condos. Sometimes in self-contained villages. May also contain medical facilities, dining, and some limited, supporting retail.	0.17	1	0.17	\$ 402	Occupied DU
310	Hotel	Lodging facility that may include restaurants, lounges, meeting rooms, and/or convention facilities. Can include a large motel with these facilities.	0.59	1	0.59	\$ 1,397	Room
320	Motel	Sleeping accommodations and often a restaurant. Free on-site parking and little or no meeting space.	0.47	1	0.47	\$ 1,112	Room
411	Local Park	City-owned parks, varying widely as to location, type, and number of facilities, including boating / swimming facilities, ball fields, and picnic facilities.	0.09	1	0.09	\$ 213	Acres
417	Regional Park	Regional park authority-owned parks, varying widely as to location, type, and number of facilities, including trails, lakes, pools, ball fields, camp / picnic facilities, and general office space.	0.2	1	0.2	\$ 473	Acres
430	Golf Course	Includes 9, 18, 27, and 36 hole municipal and private country clubs. Some have driving ranges and clubhouses with pro shops, restaurants, lounges. Many of the muni courses do not include such facilities	0.3	1	0.3	\$ 710	Holes
435	Multipurpose Recreation Facility	Multi-purpose recreational facilities contain two or more of the following land uses at one site: mini-golf, batting cages, video arcade, bumper boats, go-carts, and driving ranges.	3.35	1	3.35	\$ 7,929	Acres
444	Movie Theater w/ Matinee	Theaters with one or more screens, and which show daily matinees	0.07	1	0.07	\$ 166	KSF
493	Health Club	Privately owned with weightlifting and other facilities often including swimming pools, hot tubs, saunas, racquet ball, squash, and handball courts.	2.09	1	2.09	\$ 4,947	KSF
494	Bowling Alley	Recreational facilities with bowling lanes which may include a small lounge, restaurant or snack bar	3.54	1	3.54	\$ 8,379	Lanes
495	Recreational Community Center	Recreational community centers are facilities similar to and including YMCAs, often including classes, day care, meeting rooms, swimming pools, tennis racquetball, handball, weightlifting equipment, locker rooms, & food service.	1.64	1	1.64	\$ 3,882	KSF
520	Elementary School	Public. Typically serves K-6 grades.	0.28	0.57	0.16	\$ 379	Student
522	Middle School	Public. Serves students that completed elementary and have not yet entered high school.	0.15	0.57	0.09	\$ 213	Student
530	High School	Public. Serves students that completed middle or junior high school.	0.14	0.57	0.08	\$ 189	Student
540	Junior/Community College	Two-year junior colleges or community colleges.	0.12	1	0.12	\$ 284	Student
560	Church	Contains worship area and may include meeting rooms, classrooms, dining area and facilities.	0.66	1	0.66	\$ 1,562	KSF
565	Day Care	Facility for pre-school children care primarily during daytime hours. May include classrooms, offices, eating areas, and playgrounds.	13.18	1	13.18	\$ 31,197	KSF
590	Library	Public or Private. Contains shelved books, reading rooms or areas, sometimes meeting rooms.	7.09	1	7.09	\$ 16,782	KSF
591	Lodge/Fraternal Organization	Includes a club house with dining and drinking facilities, recreational and entertainment areas, and meeting rooms	0.03	1	0.03	\$ 71	Members
630	Clinic	A clinic is any facility that provides limited diagnostic and outpatient care.	2.67	1	2.67	\$ 6,320	KSF
710	General Office	Office building with multiple tenants. Mixture of tenants can include professional services, bank and loan institutions, restaurants, snack bars, and service retail facilities.	1.49	1	1.49	\$ 3,527	KSF
715	Single Tenant Office Building	Single tenant office building. Usually contains offices, meeting rooms, file storage areas, data processing, restaurant or cafeteria, and other service functions.	1.73	1	1.73	\$ 4,095	KSF
720	Medical-Dental Office	Provides diagnosis and outpatient care on a routine basis. Typically operated by one or more private physicians or dentists.	3.72	1	3.72	\$ 8,805	KSF
750	Office Park	Park or campus-like planned unit development that contains office buildings and support services such as banks & loan institutions, restaurants, service stations.	1.5	1	1.5	\$ 3,551	KSF
760	Research & Development Center	Single building or complex of buildings devoted to research & development. May contain offices and light fabrication facilities.	1.08	1	1.08	\$ 2,556	KSF
770	Business Park	Group of flex-type or incubator 1 - 2 story buildings served by a common roadway system. Tenant space is flexible to accommodate a variety of uses. Rear of building usually served by a garage door. Typically includes a mix of offices, retail & wholesale	1.29	1	1.29	\$ 3,053	KSF
812	Building Materials & Lumber	Small, free standing building that sells hardware, building materials, and lumber. May include yard storage and shed storage areas. The storage areas are not included in the GLA needed for trip generation estimates.	4.49	1	4.49	\$ 10,628	KSF
813	Discount Super Store	A free-standing discount store that also contains a full service grocery dept. under one roof.	3.87	0.68	2.63	\$ 6,225	KSF
814	Specialty Retail	Small strip shopping centers containing a variety of retail shops that typically specialize in apparel, hard goods, serves such as real estate, investment, dance studios, florists, and small restaurants.	2.71	1	2.71	\$ 6,415	KSF
815	Discount Store	A free-standing discount store that offers a variety of customer services, centralized cashing, and a wide range of products under one roof. Does not include a full service grocery dept. like Land Use 813, Free-standing Discount Superstore.	5.06	0.83	4.2	\$ 9,941	KSF
816	Hardware/Paint Store	Typically free-standing buildings with off-street parking that sell paints and hardware.	4.84	0.74	3.58	\$ 8,474	KSF
817	Nursery/Garden Center	Free-standing building with yard containing planting or landscape stock. May have large green houses and offer landscape services. Typically have office, storage, and shipping facilities. GLA is Building GLA, not yard and storage GLA.	3.8	1	3.8	\$ 8,995	KSF

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820	Shopping Center	Integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Provides enough on-site parking to serve its own parking demand. May include non-merchandising facilities such as office buildings, movie theatres, restaurants, post offices, health clubs, and recreation like skating rinks and amusements.					
	< 50,000 sq ft		8.57	0.66	5.66	\$ 13,397	KSF
	51,000 - 100,000 sq ft		6.92	0.66	4.57	\$ 10,817	KSF
	101,000 - 150,000 sq ft		5.82	0.66	3.84	\$ 9,089	KSF
	151,000 - 200,000 sq ft		5.19	0.66	3.43	\$ 8,119	KSF
	> 200,000 sq ft		4.77	0.66	3.15	\$ 7,456	KSF
931	Quality Restaurant	High quality eating establishment with slower turnover rates (more than one hour).	7.49	0.56	4.19	\$ 9,918	KSF
933	High Turnover Sit-Down Rest.	Sit-Down eating establishment with turnover rates of less than one hour.	12.68	0.57	7.23	\$ 17,113	KSF
934	Fast Food w/o Drive-Thru	Fast Food but no drive-through window	26.15	0.5	13.08	\$ 30,960	KSF
935	Fast Food With Drive-Thru	Fast Food with drive-through window.	34.64	0.5	17.32	\$ 40,996	KSF
936	Drinking Place	Contains a bar where alcoholic beverages and snacks are serviced and possibly some type of entertainment such as music, games, or pool tables	11.34	1	11.34	\$ 26,842	KSF
841	New Car Sales	New Car dealership with sales, service, parts, and used vehicles	2.64	1	2.64	\$ 6,249	KSF
944	Gas Station	Sell gasoline and may also provide vehicle service and repair. Does not have Convenience Market and/or Car Wash.	13.86	0.58	8.04	\$ 19,031	Fueling Positions
945	Gas/Service Station with Convenience Market	Selling gas and Convenience Market are the primary business. May also contain facilities for service and repair. Does not include Car Wash.	13.38	0.44	5.89	\$ 13,942	Fueling Positions
946	Gas/Service Station with Convenience Market, Car Wash	Selling gas, Convenience Market, and Car Wash are the primary business. May also contain facilities for service and repair.	13.33	1	13.33	\$ 31,552	Fueling Positions
947	Self-Service Car Wash	Allows manual cleaning of vehicles by providing stalls for the driver to park and wash.	5.54	1	5.54	\$ 13,113	Wash Stalls
848	Tire Store	Primary business is tire sales and repair. Generally does not have a large storage or warehouse area.	4.15	0.72	2.99	\$ 7,077	KSF
850	Supermarket	Free-standing grocery store. May also contain ATMs, photo centers, pharmacies, video rental areas.	10.45	0.64	6.69	\$ 15,835	KSF
851	Convenience Market	Sells convenience foods, newspapers, magazines, and often Beer & Wine. Does not have gas pumps.	52.41	0.39	20.44	\$ 48,381	KSF
880	Pharmacy w/o drive through	Facilities that fulfill medical Prescriptions	8.42	0.47	3.96	\$ 9,373	KSF
881	Pharmacy w/ drive through	Facilities that fulfill medical Prescriptions	8.62	0.51	4.4	\$ 10,415	KSF
890	Furniture Store	Sells furniture, accessories, and often carpet/floor coverings.	0.46	0.47	0.22	\$ 521	KSF
911	Walk-In Bank	Usually a Free-standing building with a parking lot. Does not have drive-up windows. May have ATMs	17	0.53	9.01	\$ 21,327	KSF
912	Drive-In Bank	Provides Drive-up and walk-in bank services. May have ATMs.	18.67	0.53	9.9	\$ 23,433	KSF

NOTES:

Source: Institute of Transportation Engineers, *Trip Generation*, Seventh Edition.

Land Use Units:

KSF = 1,000 gross square feet building area

DU = dwelling unit

Room = number of rooms for rent

Fueling Positions = maximum number of vehicles that can be served simultaneously.

Student = number of full-time equivalent students enrolled